

**Regular Meeting
Jasper Planning Commission
December 1, 2004**

President Tom Kiefer called the Regular Meeting of the Jasper Planning Commission to order at 8:00 p.m. Roll call was taken by Secretary Jeff Theising as follows:

Tom Kiefer, Pres.	-Present	Bernita Berger	-Absent
Rick Gunselman, V.P.	-Present	Norb Kreilein	-Present
Jeff Theising, Sec.	-Present	Randy Mehringer	-Present
Tom Schmidt	-Present	Patrick Lottes	-Present
Lloyd Martin	-Present	Chad Hurm, Eng.	-Present
Bob Wright	-Present	Dave Seger, Bld. Comm.	-Present
		Sandy Hemmerlein, Atty.	-Absent

PLEDGE OF ALLEGIANCE

President Kiefer led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the November 3, 2004, Regular Meeting were reviewed. Secretary Theising made a motion to approve the minutes as mailed. Vice President Gunselman seconded it. Motion carried 10-0.

OLD BUSINESS

Application of Haddad Properties Limited Partnership for secondary approval of a proposed plat of A Replat of Columbus Container Industrial Park, a subdivision in Jasper, Indiana and all proposed necessary street and sewer profiles thereof.

Norb Kreilein made a motion to table the public hearing. Tom Schmidt seconded it. Motion carried 10-0.

Application of Allan R. Holweger, Judith K. Holweger, Charles E. Knust and Gladys M. Knust for secondary approval of a proposed plat of Brentwood Subdivision, a subdivision in Jasper, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Allan Holweger to request to secondary approval of a 62-lot subdivision, Brentwood. The proposed property is located in the vacant area north and south of the new extension of Meridian Road.

The proposed subdivision, consisting of 48 acres, would have permanent lakes to contain stormwater drainage. The lot owners surrounding the lakes would be responsible for the maintenance.

There was one change in the plat. According to Mr. Brosmer, Lot #3 was re-configured to allow its property owner access to the lake.

Mr. Brosmer explained the changes in the drainage plan, which has been approved by City Engineer Hurm. The public hearing was tabled last month due to unacceptable calculations.

The subdivision would be split into two phases. Plans are to complete Phase I, which would include a large retention lake east of the new Meridian Road extension, before starting construction on Phase II, which would include two smaller retention lakes on the west side.

There were no remonstrators present. With no more discussion, Vice President Gunselman made a motion to table secondary approval of Brentwood Subdivision, Phase II, consisting of 27 lots. Lloyd Martin seconded it. Motion carried 10-0.

Vice President Gunselman made a motion to grant secondary approval of Brentwood Subdivision, Phase I, consisting of 35 lots. Tom Schmidt seconded it. Secretary Theising voted against the motion. Motion carried 9-1.

NEW BUSINESS

Application of Kimball International, Inc., for a rezoning from I-2 (Heavy Industrial) to B-1 (Business District).

(Pat Lottes excused himself from the Board due to conflict of interest.)

Surveyor Ken Brosmer was present on behalf of Kimball International, Inc., requesting to rezone 2.6 acres of land located on 30th Street, between Brosmer and Newton Streets. The property is currently zoned I-2 (Heavy Industrial). The request is to rezone it to B-1 (Business District). The proposed property is surrounded by single-family, business and industrial zoning.

John Seng, President of Forest Products, was present to voice opposition to the rezoning. Forest Products is located adjacent to the proposed property.

Mr. Seng's concern is that future owners would have problems operating their business adjacent to an industrial company, and Forest Products could be forced to change its processing ways.

Marilynn Sonderman, owner of Furniture Suppliers at 3025 Virginia Avenue, voiced her concern that a commercial business in the area would add to traffic congestion on 30th Street.

Secretary Theising read a letter addressed to the Board from Ed Sander, General Manager of Nancy Baer Trucking, which stated similar concerns.

After some discussion, Vice President Gunselman said the adjacent property owners' concerns of traffic congestion were invalid. With the property currently zoned industrial, it already allows for uses such as manufacturing plants and parking lots that are large traffic generators.

With no more discussion, Bob Wright made a motion to close the public hearing. Norb Kreilein seconded it. Motion carried 9-0.

Bob Wright made a motion recommending that the Common Council rezone the proposed property from I-2 (Heavy Industrial) to B-1 (Business District). Vice President

Gunselman seconded it. Motion carried 9-0.

The Common Council will hold a public hearing at 6:25 p.m. on Wednesday, December 22, 2004, for final approval of the rezoning.

Tom Schmidt-resignation

Tom Schmidt announced that he will resign, effective December 31, 2004, after serving 10 years on the on the Commission. Mr. Schmidt was appointed by the Common Council, which he will remain as an elected member.

With no other business at hand, Tom Schmidt made a motion to adjourn the meeting, seconded by Vice President Gunselman. Motion carried 10-0, and the meeting was adjourned at 8:53 p.m.

Tom Kiefer, President

Jeff Theising, Secretary

Kathy M. Pfister, Recording Secretary